



## 133 Park Avenue Banff Alberta

\$1,100,000

With approximately 2,160 sq.ft. of living space on two levels this duplex has three bedrooms up and separate lower level with two bedrooms, full bathroom and living area. Situated in one of Banff's most sought-after family neighborhoods, the home has terrific views, receives loads of sun, has a landscaped southwest facing backyard, and is close to a play ground, numerous trails and only a 5 minute walk to down town Banff. This home is ideal for staff housing or a family looking to subsidize their mortgage or with excellent tenants in place and current rent at \$5,520/mth it will prove to be an excellent investment property. Current price reflective of the condition of the property in need of some modernization. Tenant rights apply. (id:6769)

Recreational, Games room 11.17 Ft x 18.75 Ft

Kitchen 11.42 Ft x 12.83 Ft

Bedroom 11.83 Ft x 9.42 Ft

Bedroom 11.58 Ft x 9.00 Ft

4pc Bathroom 9.33 Ft x 5.50 Ft

Den 10.83 Ft x 5.50 Ft

Living room 11.00 Ft x 19.42 Ft

Dining room 11.83 Ft x 8.92 Ft

Kitchen 11.58 Ft x 10.00 Ft

Primary Bedroom 12.00 Ft x 10.00 Ft

Bedroom 12.92 Ft x 8.92 Ft

Bedroom 8.08 Ft x 10.08 Ft

4pc Bathroom 9.33 Ft x 5.50 Ft

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